

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	ALFRED RD, ARLINGTON

## OWNERSHIP

Owner 1:	PERO JAMES L-ETAL			
Owner 2:	PERO BEVERLY J			
Owner 3:				
Street 1:	43 CANDLEBERRY LANE			
Street 2:				
Twn/City:	HARVARD			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	01451		Type:	

## PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

## NARRATIVE DESCRIPTION

This parcel contains 7,715 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2866 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.17711	Total SF/SM:	7715	Parcel LUC:	105	Three Fam.	Prime NB Desc:	ARLINGTON	Total:	521,158	Spl Credit	Total:	521,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## Residential

**CARD****ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

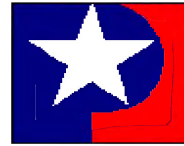
Total Card /

Total Parcel

**1,211,600**

**1,211,600**

**1,211,600**



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	9163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	7715.000	685,700	4,700	521,200	1,211,600
Total Card	0.177	685,700	4,700	521,200	1,211,600
Total Parcel	0.177	685,700	4,700	521,200	1,211,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		422.75	/Parcel: 422.75

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	685,800	4700	7,715.	521,200	1,211,700	1,211,700	Year End Roll	12/18/2019
2019	105	FV	514,600	4700	7,715.	553,700	1,073,000	1,073,000	Year End Roll	1/3/2019
2018	105	FV	514,600	4700	7,715.	403,900	923,200	923,200	Year End Roll	12/20/2017
2017	105	FV	484,700	4700	7,715.	351,800	841,200	841,200	Year End Roll	1/3/2017
2016	105	FV	484,700	4700	7,715.	299,700	789,100	789,100	Year End	1/4/2016
2015	105	FV	435,500	4700	7,715.	293,200	733,400	733,400	Year End Roll	12/11/2014
2014	105	FV	435,500	4700	7,715.	241,000	681,200	681,200	Year End Roll	12/16/2013
2013	105	FV	451,800	4700	7,715.	229,300	685,800	685,800		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
5/1/1993		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

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